



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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GAIL FARBER, Director

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P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

March 13, 2012

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

33 March 13, 2012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

FINDINGS AND ORDERS OF THE BUILDING REHABILITATION APPEALS BOARD IN THE UNINCORPORATED AREAS OF TORRANCE, COMPTON, AND ATHENS (SUPERVISORIAL DISTRICT 2) (3 VOTES)

SUBJECT

This action will adopt the findings and orders of the Building Rehabilitation Appeals Board pursuant to Title 26 of the Los Angeles County Code, Building Code, which provides for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

IT IS RECOMMENDED THAT YOUR BOARD:

Adopt the findings and orders of the Building Rehabilitation Appeals Board that provide for abatement of public nuisances at the following locations:

20717 Raymond Avenue, Torrance, California 90502
2435 East 130th Street, Compton, California 90222
2045 East 131st Street, Compton, California 90222
10605 South Normandie Avenue, Athens, California 90044
9411 South Vermont Avenue, Athens, California 90044
9421 South Vermont Avenue, Athens, California 90044

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of the recommended action is to provide for abatement of public nuisances through

rehabilitation procedures. Title 26 of the Los Angeles County Code, Building Code, provides for a Building Rehabilitation Appeals Board to hear appeals on matters concerning public nuisances.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provisions of Operational Effectiveness (Goal 1) and Community and Municipal Services (Goal 3) as it provides services to the public that have a wide-reaching positive effect on the entire community. The action will provide for the arrest and abatement of neighborhood deterioration and the elimination of unsightly, unsafe, and unhealthful conditions, which constitute a public nuisance.

FISCAL IMPACT/FINANCING

There will be no increase in net County cost or negative fiscal impact. Costs of the abatement work are billed to the property owners. Failure to pay the bill will cause a special assessment to be placed on the tax bill and a Notice of Abatement Lien will be recorded against the property with the office of the County Registrar-Recorder/County Clerk.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Building Code provides for abatement of public nuisances through rehabilitation procedures contained in Chapter 99.

Government Code Section 25845 requires that the property owners be provided an opportunity to appear before your Board and be heard prior to abatement of the nuisance(s) by the County. However, your Board adopted modified procedures that delegated the required hearing to the Building Rehabilitation Appeals Board with the requirement that the Building Rehabilitation Appeals Board make a written recommendation to your Board.

The Building Rehabilitation Appeals Board has conducted the required hearing for the properties listed below. The Building Rehabilitation Appeals Board considered all competent evidence and testimony offered by all persons pertaining to the matters of substandard properties. The Building Rehabilitation Appeals Board made a finding of facts in the matter and declared the following properties to be a public nuisance.

Your Board may either adopt these findings and orders of the Building Rehabilitation Appeals Board without further notice of hearing or may set the matter for a de novo hearing before your Board.

ADDRESS: 20717 Raymond Avenue, Torrance, California 90502

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by March 16, 2012, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter and (b) that by March 16, 2012, the abandoned, wrecked, dismantled, or inoperable vehicle(s) and parts thereof be removed and the property be maintained cleared thereafter.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of

such adjacent properties.

2. Overgrown vegetation and weeds constituting an unsightly appearance.
3. Attractive nuisances in the form of abandoned or broken equipment, neglected machinery, refrigerators, and freezers.
4. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
5. Miscellaneous articles of personal property scattered about the premises.
6. Trash, junk, and debris scattered about the premises.
7. Wrecked, dismantled, or inoperable vehicles or parts thereof stored for unreasonable periods on the premises.
8. Trailers(s), camper(s), and other mobile equipment stored for unreasonable periods of time in yard areas contiguous to streets or highways.

ADDRESS: 2435 East 130th Street, Compton, California 90222

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by March 16, 2012, the property be cleared of all trash, junk, debris, miscellaneous personal property, and all overgrown vegetation and maintained cleared thereafter, (b) that by March 16, 2012, the structure(s) be repaired to Code, and (c) that the structure(s) be maintained secured to prevent unauthorized entry.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare until it was barricaded.
3. Doors and windows are broken or missing.
4. Portions of the exterior fascia board are damaged.
5. Overgrown vegetation and weeds constituting an unsightly appearance.
6. Trash, junk, and debris scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 2045 East 131st Street, Compton, California 90222

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is

substandard, declared the property a public nuisance, and issued the following orders: (a) that by March 16, 2012, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter, (b) that by March 16, 2012, the structure(s) be repaired to Code, and (c) that the structure(s) be maintained secured to prevent unauthorized entry.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The building was open and accessible to children, vandalized, and existed as a fire hazard and a threat to public safety and welfare until it was barricaded.
3. Doors and windows are broken or missing.
4. Overgrown vegetation and weeds constituting an unsightly appearance.
5. Broken or discarded furniture and household equipment in yard areas for unreasonable period.
6. Miscellaneous articles of personal property scattered about the premises.
7. Trash, junk, and debris scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 10605 South Normandie Avenue, Athens, California 90044

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by March 16, 2012, the structure(s) be repaired to Code, rebuilt to Code, or demolished, (b) that the structure(s) be maintained secured to prevent unauthorized entry, and (c) that the property be maintained clean. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The floor supports or foundation systems are fire damaged.
3. Doors and windows are broken or missing.
4. Portions of interior and exterior walls are fire damaged.
5. The ceiling and roof supports or systems are fire damaged.

6. The electrical service is potentially hazardous.
7. Overgrown vegetation and weeds constituting an unsightly appearance.
8. Trash, junk, and debris scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

ADDRESS: 9411 South Vermont Avenue, Athens, California 90044

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by March 16, 2012, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter, (b) that by March 16, 2012, the structure(s) be repaired to Code, rebuilt to Code, or demolished, and (c) that the property be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The buildings are open and accessible to juveniles and transients, dilapidated, apparently abandoned, and a health, fire, and safety hazard to the adjacent community. The buildings or structures must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.*
3. The buildings are fire damaged.
4. Doors and windows are broken or missing.
5. Portions of the interior wall coverings are missing or fire damaged.
6. The ceiling and roof supports or systems are fire damaged
7. The electrical system is potentially hazardous.
8. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
9. Miscellaneous articles of personal property scattered about the premises.
10. Trash, junk, and debris scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

*The following option was given to the owner

"If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item Number 2 on this 'List of Defects,' you should attend the scheduled hearing or may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner."

ADDRESS: 9421 South Vermont Avenue, Athens, California 90044

Finding and Orders: The Building Rehabilitation Appeals Board made a finding that the property is substandard, declared the property a public nuisance, and issued the following orders: (a) that by March 16, 2012, the property be cleared of all trash, junk, debris, discarded household furniture and appliances, and miscellaneous personal property and maintained cleared thereafter, (b) that by March 16, 2012, the structure(s) be repaired to Code, rebuilt to Code, or demolished, and (c) that the property be maintained secured to prevent unauthorized entry. Demolition includes the removal of all foundations, slabs, walks, driveways, debris, and the proper abandonment of any sewer or sewage disposal system.

List of Defects

1. Maintenance of premises so out of harmony and/or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use, or property values of such adjacent properties.
2. The buildings are open and accessible to juveniles and transients, dilapidated, apparently abandoned, and a health, fire, and safety hazard to the adjacent community. The buildings or structures must be secured or closed forthwith so as to prevent unauthorized persons from gaining access thereto.*
3. The buildings are fire damaged.
4. Doors and windows are broken or missing.
5. Portions of the interior wall coverings are missing or fire damaged.
6. The ceiling and roof supports or systems are fire damaged.
7. The electrical system is potentially hazardous.
8. Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
9. Miscellaneous articles of personal property scattered about the premises.
10. Trash, junk, and debris scattered about the premises.

The interior of the building was not accessible for inspection; therefore, additional defects may be found when an interior inspection is made.

*The following option was given to the owner

"If, in your opinion, the building or structure is sufficiently secured or closed, or for any other reason you cannot comply with Item Number 2 on this 'List of Defects,' you should attend the scheduled hearing or may request a hearing within ten days of receipt of this notice. If the required work is not performed within ten days after service of this notice and if a timely demand for a hearing is not made, the County may perform the work at the expense of the said owner."

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Not applicable.

CONCLUSION

The Building Rehabilitation Appeals Board confirmed the County Building Official's findings that the listed properties are substandard because they are injurious to health, offensive to the senses, and obstruct the free use of neighboring properties so as to interfere with the comfortable enjoyment of life and property.

Please return one adopted copy of this letter to the Department of Public Works, Building and Safety Division.

Respectfully submitted,

A handwritten signature in cursive script that reads "Gail Farber".

GAIL FARBER

Director

GF:RP:nm

c: Chief Executive Office (Rita Robinson)
County Counsel
Executive Office